

10

1716  
2021

The northwest corner of  
Section 21, Township 1 south,  
Range 8 west

SCALE  
BREAK

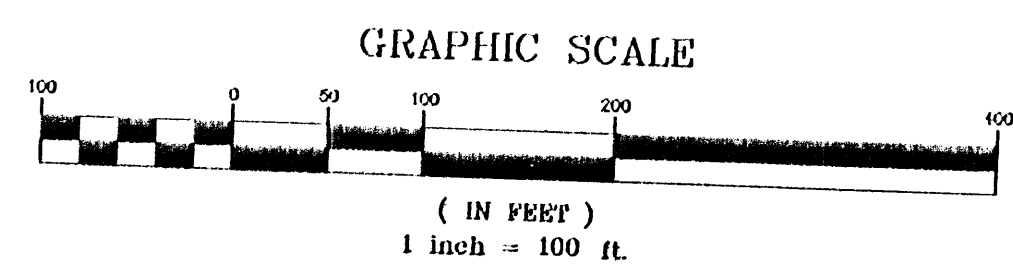
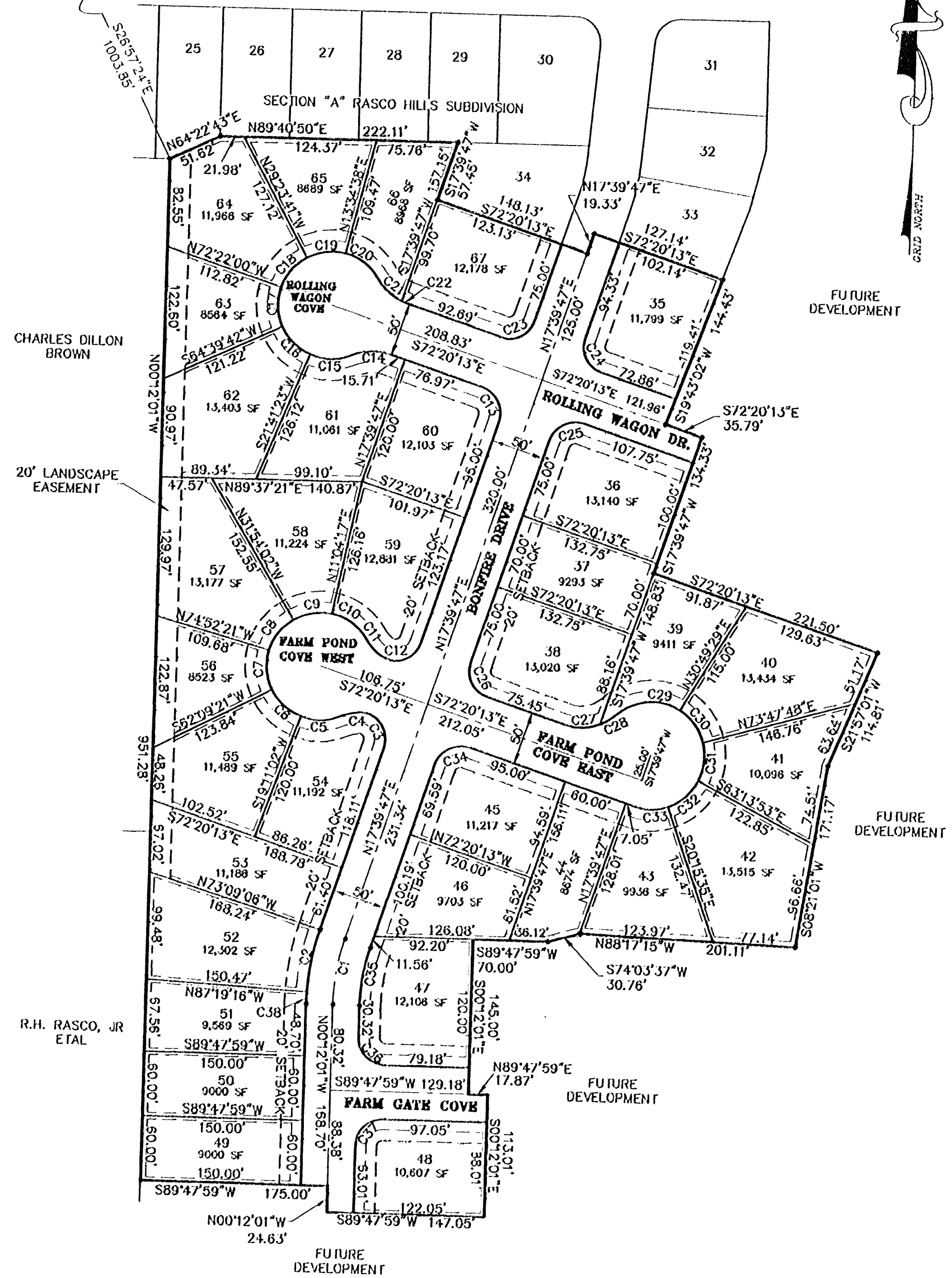
CHARLES DILLON  
BROWN

20' LANDSCAPE  
EASEMENT

R.H. RASCO, JR  
ETAL

# Note:

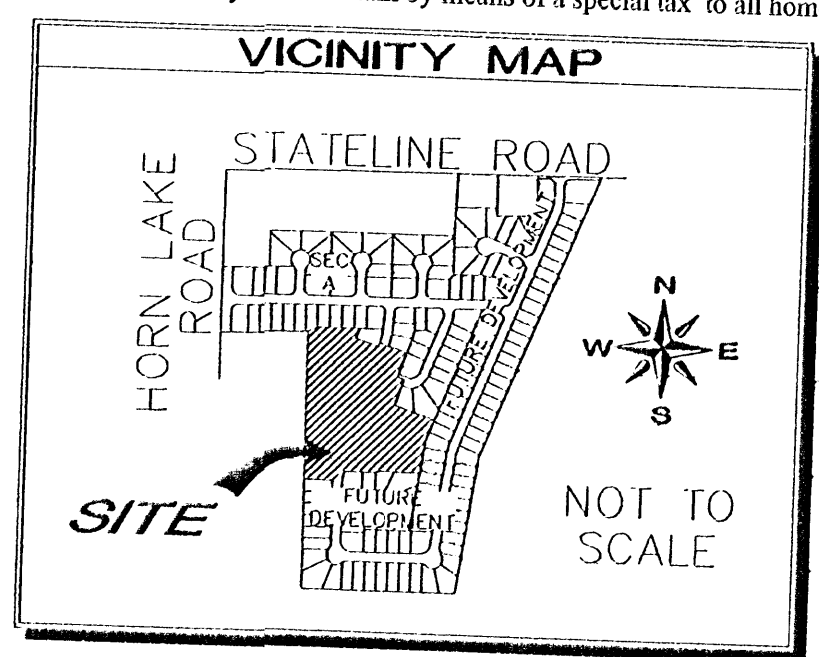
The platted property is subject to those covenants, restrictions,  
and easements as set forth in document filed of record in book  
\_\_\_\_\_ page \_\_\_\_\_ in the office  
of the Chancery Clerk of Desoto County, Mississippi, to which  
document reference is hereby made. Any property owner shall  
be bound by the terms of said documents.



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	82.35	200.00	S08°43'53\"W	82.10	17°51'48\"
C2	58.84	225.00	S10°10'18\"W	58.67	14°59'03\"
C3	48.90	25.00	N38°22'19\"W	41.47	112°04'12\"
C4	16.88	50.00	S75°55'23\"W	16.80	19°20'23\"
C5	37.46	50.00	N87°43'07\"E	36.59	42°55'50\"
C6	37.50	50.00	S49°19'49\"E	36.63	42°58'19\"
C7	37.50	50.00	S06°21'30\"E	36.63	42°58'19\"
C8	37.50	50.00	S36°36'49\"W	36.63	42°58'19\"
C9	37.50	50.00	S79°39'07\"W	36.63	42°58'19\"
C10	41.89	50.00	N54°55'41\"W	40.67	48°00'05\"
C11	16.88	50.00	S40°35'50\"E	16.80	19°20'23\"
C12	48.90	25.00	N73°41'53\"E	41.47	112°04'12\"
C13	39.27	25.00	N27°20'13\"W	35.36	90°00'00\"
C14	36.14	50.00	S86°57'29\"W	35.36	41°24'35\"
C15	39.65	50.00	N88°58'18\"E	36.63	45°26'11\"
C16	37.50	50.00	S48°49'20\"E	36.63	42°58'19\"
C17	37.50	50.00	S03°51'00\"E	36.63	42°58'19\"
C18	37.50	50.00	S39°07'10\"W	36.63	42°58'19\"
C19	37.50	50.00	S82°05'28\"W	36.63	42°58'19\"
C20	39.70	50.00	N53°40'31\"W	38.67	45°29'44\"
C21	30.68	50.00	S48°30'24\"E	30.20	35°09'30\"
C22	5.46	50.00	S89°12'41\"E	5.45	6°15'05\"
C23	39.27	25.00	N82°39'47\"E	35.36	90°00'00\"
C24	39.27	25.00	S27°20'13\"E	35.36	90°00'00\"
C25	39.27	25.00	S82°39'47\"W	35.36	90°00'00\"
C26	39.27	25.00	S27°20'13\"E	35.36	90°00'00\"
C27	35.12	50.00	N87°32'27\"E	34.40	40°14'40\"
C28	17.24	50.00	N57°32'27\"E	17.15	19°45'20\"
C29	63.85	50.00	S84°14'38\"W	59.60	73°09'43\"
C30	37.50	50.00	N37°41'21\"W	36.63	42°58'19\"
C31	37.50	50.00	N05°16'57\"E	36.63	42°58'19\"
C32	37.50	50.00	N48°15'16\"E	36.63	42°58'19\"
C33	33.09	50.00	N88°42'08\"E	32.49	37°55'22\"
C34	39.27	25.00	S82°39'47\"W	35.36	90°00'00\"
C35	54.58	175.00	S08°43'53\"W	54.34	17°51'48\"
C36	39.27	25.00	S45°12'01\"E	35.36	90°00'00\"
C37	39.27	25.00	S44°47'59\"W	35.36	90°00'00\"
C38	11.31	225.00	S01°14'21\"W	11.31	2°52'45\"

# Notes:

- Minimum setbacks are as follows:  
A. 20' front yard  
B. 3' side yard with a sum of 8'  
C. 20' rear yard
- A 10 foot wide utility easement is required on all street frontage. A 3' wide utility easement is required along each side of each lot line. A 5' wide utility easement is required along all rear lot lines unless otherwise noted.
- Water and sewer service will be provided by the City of Southaven.
- This property is not located in a Special Flood Hazard Area according to FIRM map number 28033C0056 G, dated June 4, 2007.
- 1/2\" steel pipe is set on all rear property corners and where noted (IP). Chisel marks are made on the curb at the extended property line and are for reference only.
- A Homeowners' Association will be created, which will be responsible for the maintenance of all entrances, landscaping, and any detention/drainage areas. If the H.A. fails to maintain, the city will maintain by means of a special tax to all homeowners.



County of Desoto, State of Mississippi  
Chancery Court

I hereby certify that the subdivision plat shown hereon was filed for record in my office  
at 10:10 o'clock, a.m. on the 27th day of July  
2007 and was immediately entered upon the proper indexes and duly recorded in  
plat book 103, page 10.

W.E. Duin, Chancery Clerk  
Signature Chancery Court  
By: Janet Knight

# Corporate Certificate

I, RSS, LLC, owner or authorized representative of the owner of the property, hereby adopt this as myr plan of  
subdivision and dedicate the right of way for the roads and utility easements as shown on the plat of the subdivision to  
the City of Southaven, Mississippi. I certify that I am the owner in fee simple of the property and that no taxes have  
become due and payable.

This is the 16th day of July, 2007.  
Signature: Ben W. Smith  
Printed Name: Ben W. Smith  
Title: Managing Partner

RSS, LLC  
Name of Corporate Entity

Notary's Certificate  
State of Mississippi, County of DeSoto

RSS, LLC,  
Incorporated in the State of Mississippi, County of DeSoto, personally  
appeared before me, the undersigned authority in and for said County and State on this the 16th day  
of July, 2007, within my jurisdiction, the within named Ben W. Smith, who  
acknowledged that he is the owner of RSS, LLC, and that for and on behalf of said Limited Liability  
Company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly  
authorized by said limited liability company to do so. Given my hand and seal of office this 16th day of  
July, 2007.

Signature of Notary Public: [Signature]  
My commission expires: 3-9-10  
Seal

# Mortgagee's Certificate

I, First Security Bank, Mortgagee of the property hereon, hereby adopt this as my plan of subdivision  
and dedicate the right of way for the roads as shown on the plat of the subdivision to the City of Southaven,  
Mississippi forever and reserve for the public utilities the utility easements as shown on the plat. I certify that I am the  
mortgagee in fee simple of the property and that no taxes have become due and payable.

This is the 16th day of July, 2007.  
Signature of Mortgagee: [Signature]  
Title: VICE PRESIDENT  
Bank Name: First Security Bank

Notary's Certificate  
State of Mississippi, County of DeSoto

Personally appeared before me, the undersigned authority in and for the said County and State, on the 16th day  
of July, 2007, within my jurisdiction, the within named [Signature], who  
acknowledged that he is the VICE PRESIDENT of First Security Bank, and that for and on behalf of said  
bank and as its act and deed he/she executed the above and foregoing instrument, after first having been duly  
authorized by said bank to do so.

Signature of Notary Public: [Signature]  
My Commission Expires: 2-9-11  
Seal

# Southaven Planning Commission

Approved by the Southaven, Desoto County, Mississippi, Planning Commission on this the 26th day of  
September, 2007.

Signature - Chairperson of Planning Commission: [Signature]  
Printed Name: Michael Brown  
Signature - Secretary: [Signature]  
Printed Name: [Signature]

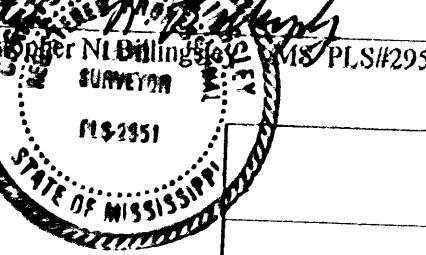
# Southaven Mayor and Board of Aldermen

Approved by the Mayor and Board of Aldermen of the City of Southaven, Desoto County, Mississippi, on this the  
1st day of October, 2007.

Mayor's signature: [Signature]  
Attest: City Clerk for the Mayor/Board of Aldermen: [Signature]

# Certificate of Surveyor

This is to certify that someone under my supervision has drawn the subdivision shown hereon and the plat of same is  
accurate and correct. A ground survey by me or someone under my direct supervision.



7/13/07  
Date

# FINAL PLAT

## SECTION "B" RASCO HILLS SUBDIVISION

SOUTHAVEN, MISSISSIPPI		
NUMBER OF LOTS: 33	AREA: 10.60 AC.	SECTION 21, T 1 S, R 8 W
DEVELOPER: RSS, LLC 891 RASCO ROAD EAST SOUTHAVEN, MISSISSIPPI 38671	ENGINEER: PICKERING RSS, LLC 891 RASCO ROAD EAST SOUTHAVEN, MISSISSIPPI 38671	
DATE: JULY 2007	ZONING: P.U.D.	SHEET 1 OF 1